

American Land Title Association

Final ALTA Settlement Statement - Seller
Adopted 05-01-2015

Tri Star Title & Escrow, LLC
ALTA Universal ID:
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

File No./Escrow No.: 0225-047
Print Date & Time: April 09, 2025 1:35 pm
Officer/Escrow Officer:
Settlement Location: 1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129
Property Address: 4332 Pretoria Run
Murfreesboro, TN 37128
Buyer: Doug Atkins and Heather Atkins
1128 Julian Way
Murfreesboro, TN 37128
Seller: Jack Robert Thacker, Jr.
4332 Pretoria Run
Murfreesboro, TN 37128
Settlement Date : March 28, 2025
Disbursement Date : March 28, 2025

| Description | Seller | |
|---|----------|--------------|
| | Debit | Credit |
| Financial | | |
| Sale Price of Property | | 1,107,500.00 |
| Seller Credit | 2,500.00 | |
| Prorations/Adjustments | | |
| HOA Dues 03/28/25-03/31/25 | | 7.78 |
| City/Town Taxes 01/01/25-03/27/25 | 442.72 | |
| County Taxes 01/01/25-03/27/25 | 872.02 | |
| Title Charges and Escrow/Settlement Charges | | |
| Closing Fee to Closed Title | 595.00 | |
| Digital Storage Fee to Closed Title | 99.00 | |
| Search Fee to Closed Title | 80.00 | |
| Payoff Delivery/Overnight Fee to Tri Star Title & Escrow, LLC | 25.00 | |
| Commissions | | |
| Broker Fee to SimpliHOM | 599.00 | |

| Description | Seller | |
|--|--------------|---------------|
| | Debit | Credit |
| Commissions (continued) | | |
| Commission - Listing Agent to SimpliHOM | 33,225.00 | |
| Commission - Selling Agent to Compass RE | 33,225.00 | |
| | | |
| Payoffs | | |
| Payoff of First Mortgage Loan to First Horizon Bank pending update | 508,009.22 | |
| | | |
| Miscellaneous | | |
| ERecording Fee (S) to Corporation Service Company | 6.00 | |
| HOA Current balance to Puckett Station Homeowners-1535 | 200.00 | |
| HOA Service/Delivery Fee to Bill2Pay | 20.00 | |
| HOA Statement of Account to Ghertner and Company | 265.00 | |
| Record Non-Identity Affidavit to Rutherford County Register of Deeds | 17.00 | |
| Release Tracking Fee to ReQuire | 45.00 | |
| Perimeter Roofing Payoff to Perimeter Roofing | 14,187.17 | |
| Balance of Proceeds to be send to Subchapter V trustee account to Closed Title | 513,095.65 | |
| | Debit | Credit |
| Subtotals | 1,107,507.78 | 1,107,507.78 |
| Totals | 1,107,507.78 | 1,107,507.78 |

Final Closing Disclosure

Closing Information

Date Issued
Closing Date 03/28/2025
Disbursement Date 03/28/2025
Settlement Agent Tri Star Title & Escrow, LLC
File # 0225-047
Property 4332 Pretoria Run
Murfreesboro, TN 37128

Sale Price \$1,107,500

Transaction Information

Buyer Doug Atkins and Heather Atkins
1128 Julian Way
Murfreesboro, TN 37128
Seller Jack Robert Thacker, Jr.
4332 Pretoria Run
Murfreesboro, TN 37128

Summaries of Transactions

SELLER'S TRANSACTION

| | |
|--|-----------------------|
| M. Due to Seller at Closing | \$1,107,507.78 |
| 01 Sale Price of Property | \$1,107,500.00 |
| 02 Sale Price of Any Personal Property Included in Sale | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |
| 07 | |
| 08 | |
| Adjustments for Items Paid by Seller in Advance | |
| 09 City/Town Taxes | |
| 10 County Taxes | |
| 11 Assessments | |
| 12 HOA Dues 03/28/25-03/31/25 | \$7.78 |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| N. Due from Seller at Closing | \$1,107,507.78 |
| 01 Excess Deposit | |
| 02 Closing Costs Paid at Closing (J) | \$68,401.00 |
| 03 Existing Loan(s) Assumed or Taken Subject to | |
| 04 Payoff of First Mortgage Loan t pending update | \$508,009.22 |
| 05 Payoff of Second Mortgage Loan | |
| 06 Perimeter Roofing Payoff to Perimeter Roofing | \$14,187.17 |
| 07 | |
| 08 Seller Credit | \$2,500.00 |
| 09 Balance of Proceeds to be send to Subchapter V trustee | \$513,095.65 |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| Adjustments for Items Unpaid by Seller | |
| 14 City/Town Taxes 01/01/25 to 03/27/25 | \$442.72 |
| 15 County Taxes 01/01/25 to 03/27/25 | \$872.02 |
| 16 Assessments | |
| 17 | |
| 18 | |
| 19 | |
| CALCULATION | |
| Total Due to Seller at Closing (M) | \$1,107,507.78 |
| Total Due from Seller at Closing (N) | -\$1,107,507.78 |
| Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller | \$0.00 |

Contact Information

REAL ESTATE BROKER (B)

| | |
|------------------------------|---|
| Name | Compass RE |
| Address | 3990 Hillsboro Pike Suite 320 Nashville, TN 37215 |
| TN License ID | |
| Contact | Brent Long |
| Contact TN License ID | |
| Email | brent.long@compass.com |
| Phone | (615)475-5616 |

REAL ESTATE BROKER (S)

| | |
|------------------------------|--|
| Name | SimpliHOM |
| Address | 836 N. Thompson Lane Ste 1E Murfreesboro, TN 37129 |
| TN License ID | |
| Contact | |
| Contact TN License ID | |
| Email | |
| Phone | |

SETTLEMENT AGENT

| | |
|------------------------------|--|
| Name | Tri Star Title & Escrow, LLC |
| Address | 1535 W. Northfield Blvd., Suite 16 Murfreesboro, TN 37129 |
| TN License ID | 2260781 |
| Contact | |
| Contact TN License ID | |
| Email | lwalker@tristartitleandescrow.com |
| Phone | |



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

| Loan Costs | Seller-Paid | |
|---|--------------------|----------------|
| | At Closing | Before Closing |
| A. Origination Charges | | |
| 01 % of Loan Amount (Points) | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| B. Services Buyer Did Not Shop For | | |
| 01 | | |
| 02 | | |
| 03 | | |
| 04 | | |
| 05 | | |
| C. Services Buyer Did Shop For | | |
| 01 Title - Buyer Closing Fee to Tri Star Title & Escrow, LLC | | |
| 02 Title - ERecording Fee (B) to Corporation Service Company | | |
| 03 Title - ERecording Fee (S) to Corporation Service Company | \$6.00 | |
| 04 Title - Wire Fee to Tri Star Title & Escrow, LLC | | |
| Other Costs | | |
| E. Taxes and Other Government Fees | | |
| 01 Recording Fees Deed: Mortgage: | | |
| 02 State Tax Stamps- Deed to Rutherford County Register of Deeds | | |
| 03 State Tax Stamps- Mortgage to Rutherford County Register of Deeds | | |
| F. Prepays | | |
| 01 Homeowner's Insurance Premium (mo.) | | |
| 02 Mortgage Insurance Premium (mo.) | | |
| 03 Prepaid Interest (per day from to) | | |
| 04 Property Taxes (mo.) | | |
| 05 | | |
| G. Initial Escrow Payment at Closing | | |
| 01 Homeowner's Insurance | | |
| 02 Mortgage Insurance | | |
| 03 Property Taxes | | |
| 04 | | |
| 05 | | |
| 06 | | |
| 07 | | |
| 08 Aggregate Adjustment | | |
| H. Other | | |
| 01 Broker Fee to SimpliHOM | \$599.00 | |
| 02 Closing Fee to Closed Title | \$595.00 | |
| 03 Commission - Listing Agent to SimpliHOM | \$33,225.00 | |
| 04 Commission - Selling Agent to Compass RE | \$33,225.00 | |
| 05 Digital Storage Fee to Closed Title | \$99.00 | |
| 06 HOA Current balance to Puckett Station Homeowners-1535 | \$200.00 | |
| 07 HOA Quarterly Dues (\$175) to Puckett Station Homeowners-1535 2nd Qtr Dues - good thru | | |
| 08 HOA Service/Delivery Fee to Bill2Pay | \$20.00 | |
| 09 HOA Statement of Account to Ghertner and Company | \$265.00 | |
| 10 HOA Transfer Fee to Ghertner and Company | | |
| 11 HOA Working Capital to Puckett Station Homeowners-1535 | | |
| 12 Record Non-Identity Affidavit to Rutherford County Register of Deeds | \$17.00 | |
| 13 Search Fee to Closed Title | \$80.00 | |
| 14 Title - Owner's Title Insurance (optional) to Tri Star Title & Escrow, LLC | | |
| 15 Title - Payoff Delivery/Overnight Fee to Tri Star Title & Escrow, LLC | \$25.00 | |
| 16 Title - Release Tracking Fee to ReQuire | \$45.00 | |
| J. TOTAL CLOSING COSTS | \$68,401.00 | |

Final Closing Disclosure - Attachment

Seller: Jack Robert Thacker, Jr.
4332 Pretoria Run
Murfreesboro, TN 37128

Settlement Agent: Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129
615-425-3350

Closing Date: March 28, 2025

Disbursement Date: March 28, 2025

Property Location: 4332 Pretoria Run
Murfreesboro, TN 37128

| Payoffs | | Seller | Seller |
|---|-------------------------------|----------------|---------------------|
| Payee/Description | | Paid at | Paid Before |
| | | Closing | Closing |
| Seller's Transactions-Due from Seller at Closing | | | |
| N.04 | First Horizon Bank | \$508,009.22 | |
| | Payoff of First Mortgage Loan | | |
| | Note/Ref. No.: pending update | | |
| | Loan Payoff | | \$0.00 |
| | Total Payoff | | <u>\$508,009.22</u> |

| Prorated Items | | | Seller | Seller |
|---|--|-----------------|----------------|--------------------|
| | Proration | Amount | Paid at | Paid Before |
| | Date | Prorated | Closing | Closing |
| Seller's Transactions-Due to Seller at Closing | | | | |
| M.12 | 03/28/25 | \$175.00 | \$7.78 | |
| | HOA Dues | | | |
| | 03/28/25-03/31/25 | | | |
| | Buyer pays 4 Days of 90, Seller pays 86 Days of 90 | | | |
| Line M.12 Prorated Item Total: | | | \$7.78 | \$0.00 |